

## NOTICE OF HEARING ON AN APPEAL FOR A VARIANCE

Notice is hereby given that the City of Willmar Board of Zoning Appeals will meet on Monday, September 19, 2016, at 5:01 p.m. at the City of Willmar Office Building, 333 SW 6<sup>th</sup> Street Conference Room 2 (upstairs), Willmar, MN, to conduct a public hearing to hear reasons for and against a variance requested by RockStep Willmar, LLC, Houston, TX, to allow two 30' high 180 sq. ft. freestanding signs (one along 1<sup>st</sup> St. S. and the other along 19<sup>th</sup> Ave. SE) on property described as follows: part of NW ¼ Section 23, Township 119, Range 35 (1605 1<sup>st</sup> St. S). Being requested is a variance from SECTION 5.H.6.c., d., and f. of the City of Willmar Zoning Ordinance which establishes signage along principal street frontage cannot exceed an aggregate total of 550 sq. ft. and additional signage cannot exceed 20' in height. Signs on other street frontages cannot exceed 150 sq. ft. in area and 20-25 feet in height depending on setback.

All property owners or residents living in the vicinity of the above-described property are hereby notified of the public hearing that they may appear in person or be represented by counsel to be heard on this matter.

September 9, 2016

Date

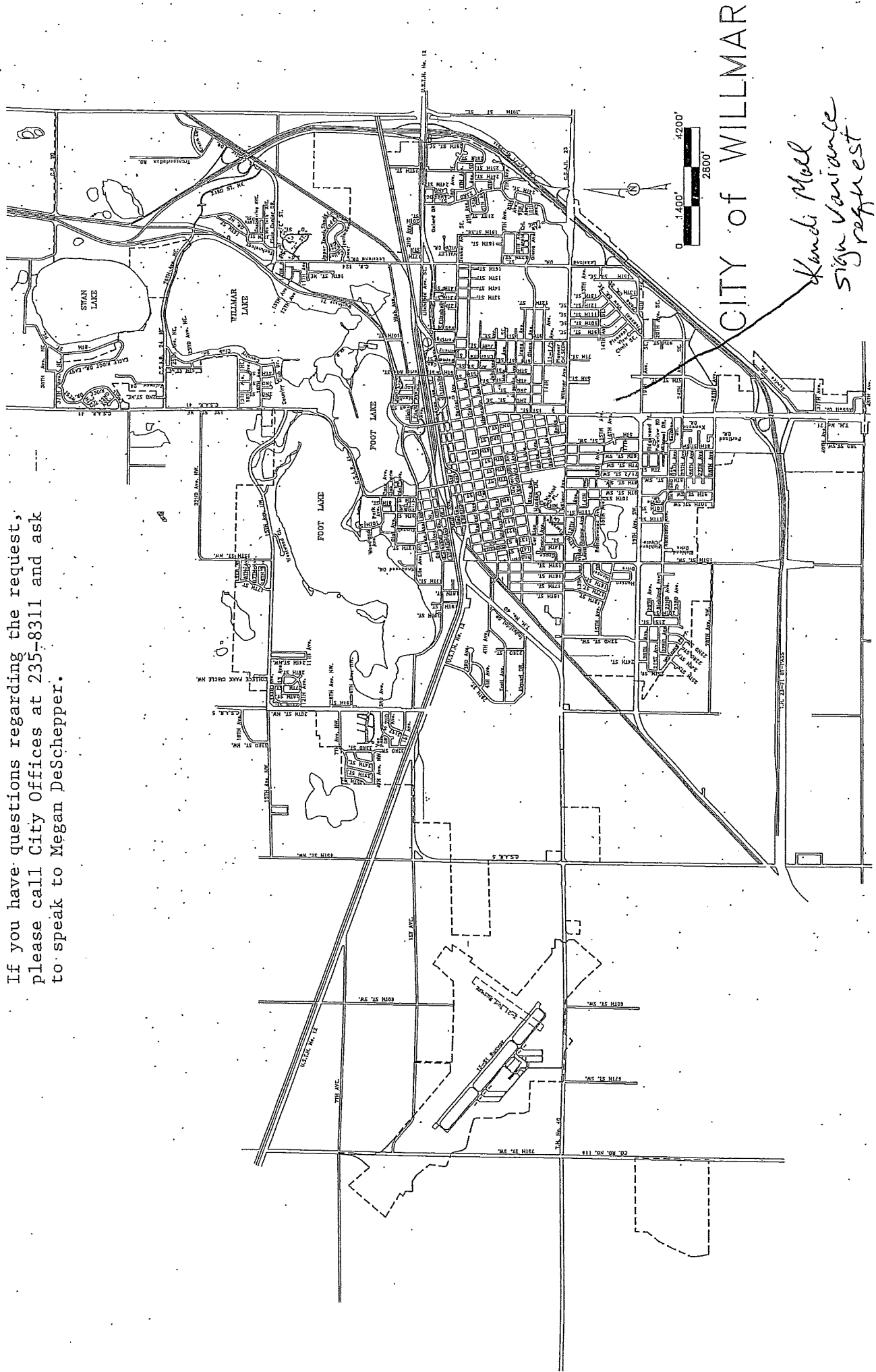
Megan M. DeSchepper

Planner

Si Usted no lee inglés o si este aviso no contiene una explicación suficiente, por favor comuníquese con Maria al 235-0850 ext. 1100, de Heartland Community Action Agency.

Haddii Aadan Akhriyi Karin Ama Aadan Fahmeeynin Ogeeysiiskan, Fadlan Soo Wac: Sahra Gure, West Central Interpreting Services, LLC (320)235-0165 ama (320)441-8555.

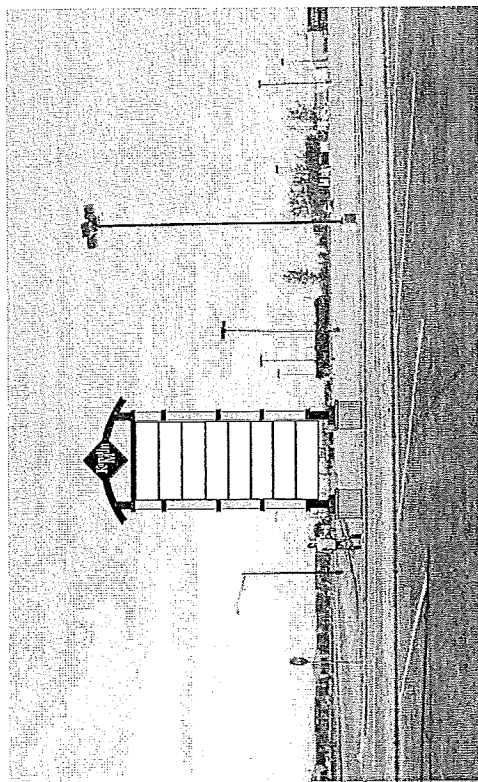
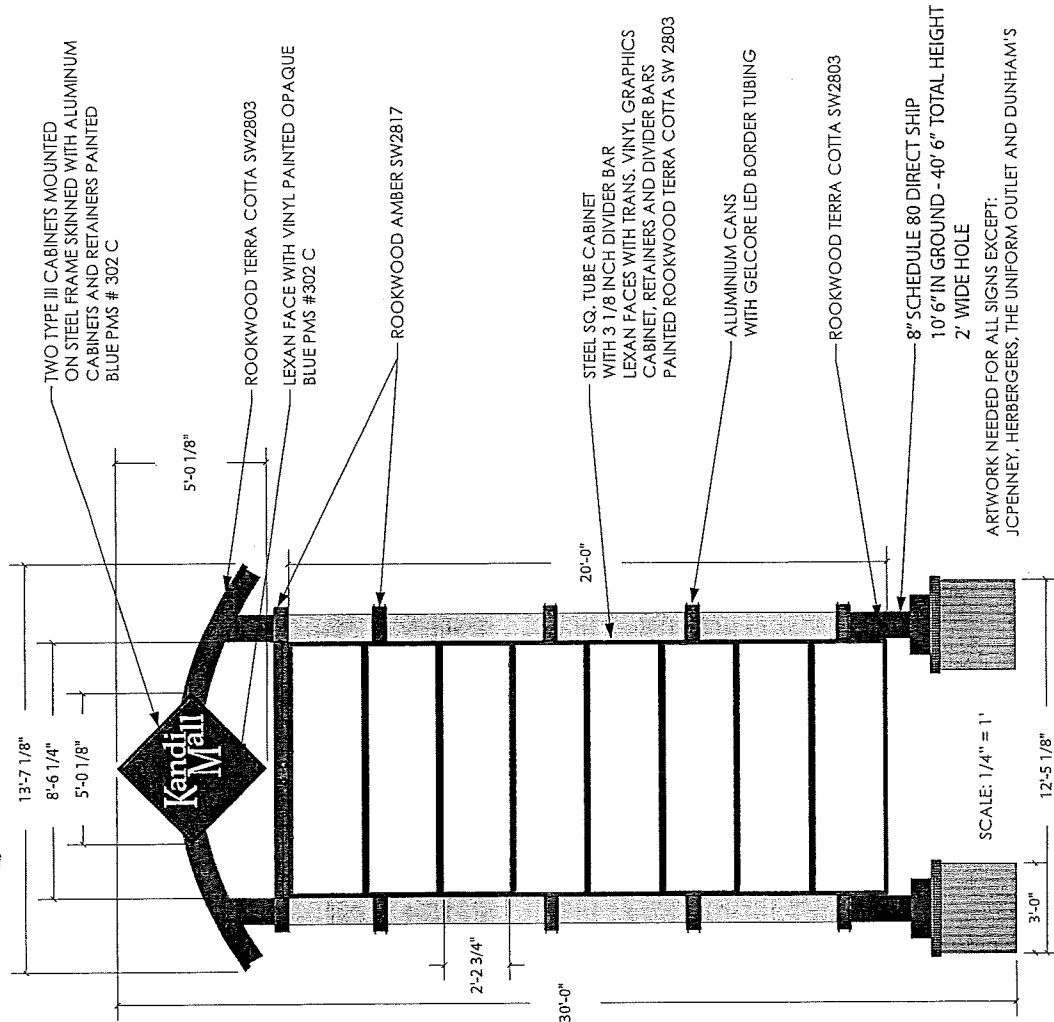
If you have questions regarding the request,  
 please call City Offices at 235-8311 and ask  
 to speak to Megan DeSchepper.



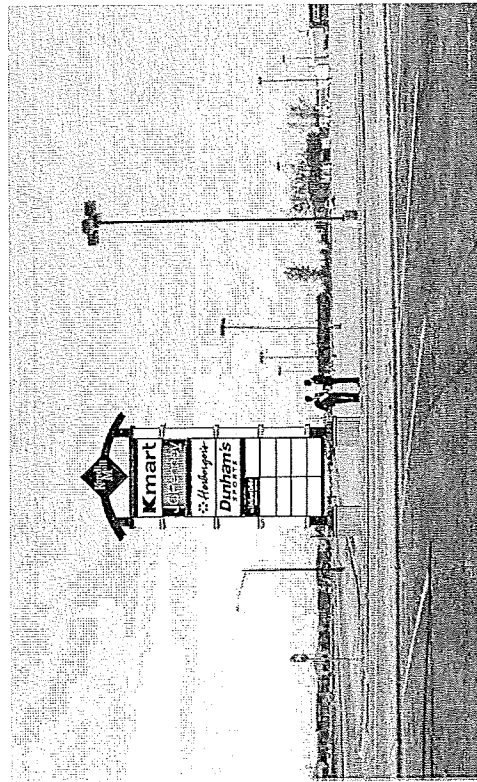
- b. One (1) freestanding sign shall be permitted for each shopping center property. There shall be permitted on such freestanding sign structure a sign identifying the property, and additional signs identifying major tenants. The aggregate sign area of such freestanding sign structure shall not exceed three hundred fifty (350) square feet, and shall not exceed thirty-five (35) feet in height.
- c. Where a premise has in excess of one hundred fifty (150) feet of principal street frontage, one (1) additional freestanding sign for each one hundred (100) linear feet or major fraction thereof shall be permitted, provided that no matter how many freestanding signs are permitted under this formula the aggregate sign area of all signs shall not exceed five hundred fifty (550) square feet, and provided, further, if the linear front footage on such principal street frontage is less than three hundred fifty (350) feet, an aggregate sign area of three hundred fifty (350) square feet shall be permitted.
- d. If a shopping center premise has frontage abutting a street other than the principal frontage street, one (1) additional freestanding sign shall be permitted on the other street frontage. The aggregate sign area of such sign shall not exceed one (1) square foot of sign area for each linear foot of other street frontage, and no such sign shall have a sign area in excess of one hundred fifty (150) square feet.
- e. All freestanding signs shall have a minimum setback of eight (8) feet, may not be located closer than eight (8) feet to any property line, and may not be closer to another freestanding sign than seventy-five (75) feet.
- f. Freestanding signs on the principal street frontage other than the sign authorized in Section 5.H.6.b. shall have a maximum height of twenty (20) feet with a setback of less than twenty (20) feet. Signs with a setback of twenty (20) feet or more shall be permitted to be erected and maintained to a height of twenty-five (25) feet. Freestanding signs on other street frontage shall not exceed twenty (20) feet in height. Any freestanding sign on other street frontage that faces a residential district shall not exceed ten (10) feet in height and shall not have a sign area in excess of sixty-four (64) square feet.



NELECTRICAL: THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUND AND BONDING OF THE SIGN.



AFTER IMAGE: NOT TO SCALE



BEFORE IMAGE: NOT TO SCALE

EXTRA ELEMENT: XX	RETAINER SIZE: SEE ABOVE	LIGHTING TYPE: WHITE	POLE QUANTITY: 2	SALESMAN: BOB GRUBER JR	DATE: 3/15/16
# OF FACES: SEE ABOVE	DIVIDER BAR SIZE: SEE ABOVE	LED COLOR: 8" SCHEDULE 80 STEEL	# OF EMC FACES: N/A	LOCATION: WILLMAR, MN	SO FI:
FACE MATERIAL: SEE ABOVE	FRAME MATERIAL: SEE ABOVE	POLE TYPE: 40" 6"	BRAND: N/A	DRAWN BY: RYAN UNGER	SCALE: SEE ABOVE
CABINET TYPE: SEE ABOVE	PHOTO EYE: DETANDEM LEADS	POLE HEIGHT: 2	ADDITIONAL NOTES:		

The client warrants that the attached material is a printed proof comprised of a 1440px by 1080px file and that the client is responsible for any errors or omissions. The client warrants that any copy of this material that is used for any other purpose without the client's written consent is the client's responsibility. The client warrants that any copy of this material that is used for any other purpose without the client's written consent is the client's responsibility.

**WORKSHEET #**

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